

Case No. _____ ✓

UNITED STATES DEPARTMENT OF AGRICULTURE

Farm Security Administration

OPTION FOR PURCHASE OF FARM WITH FUNDS LOANED BY THE UNITED STATES OF AMERICA (LUMP SUM)
(VENDOR TO FURNISH TITLE INSURANCE)

1. In consideration of the sum of One Dollar (\$1) in hand paid and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned (hereinafter called the "Seller"), who covenants that he is the owner thereof, hereby, for himself and his heirs, executors, administrators, successors, and assigns, offers and agrees to sell and convey to _____

Roy R. Cooper

or such other person as may be designated in his stead by the Regional Director of the Farm Security Administration of the United States Department of Agriculture for the region in which the land hereinafter described is located (hereinafter called the "Buyer"); and hereby grants to the said Buyer the exclusive and irrevocable option and right to purchase, under the conditions hereinafter provided, the following-described lands, located in the county of Greenville, State of South Carolina

(Here insert full and complete legal description)

All that certain piece, parcel or lot of land situate, lying and being in Austin Township, County of Greenville, State of South Carolina, containing 72.87 acres, more or less, according to a survey made by W. J. Riddle, April, 1924, and being shown on said survey as Tract No. 4, and the greater portion of Tract No. 5 on plat of the Estate of W. A. Pollard, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin in Pelham Road at the corner of property of F. L. Smith and running thence with said Smith line S. 81 degrees, 30 minutes E. 590 feet to an iron pin; thence S. 29 degrees 15 minutes W. 178 feet to an iron pin; thence continuing with the said Smith property S. 85 degrees, 00 minutes E. 343 feet to a stone; thence still with said Smith property S. 57 degrees 00 minutes E. 601 feet to an iron pin; thence still with the said F. L. Smith property S. 30 degrees, 30 minutes W. 582 feet to an iron pin at corner of land now or formerly of Painter; thence with the line of Painter, Hawkins and Stokes properties S. 54 degrees 00 minutes E. 1423 feet to an iron pin at corner of land now or formerly of J. O. Gresham; thence with the said Gresham line N. 38 degrees, 45 minutes E. 547 feet to an iron pin corner of Tract No. 2 on plat above mentioned; thence with the line of Tract No. 2, N. 39 degrees, 30 minutes W. 577 feet to an iron pin corner of Tracts No. 1 and 2; thence with the line of Tract No. 1, N. 39 degrees, 30 minutes W. crossing a branch, 1328 feet to an iron pin; thence still with the line of Tract No. 1, recrossing said branch, N. 44 degrees, 45 minutes E. 929 feet to an iron pin in the center of a road; thence still with the line of Tract No. 1, N. 50 degrees, 45 minutes E. 580 feet to an iron pin; thence N. 85 degrees, 00 minutes W. 1219 feet to a stake in the center of a county road; thence continuing with said road, N. 69 degrees, 30 minutes W. 315 feet to a point in the Pelham Road, where said county road intersects with the Pelham Road; thence with the Pelham Road, S. 43 degrees, 30 minutes W. 473 feet to a point; thence continuing with the Pelham Road, S. 33 degrees, 00 minutes W. 272 feet to an iron pin, joint corner of Tracts No. 4 and 5, thence continuing with the Pelham Road, S. 33 degrees, 00 minutes W. 307.5 feet to an iron pin on the Southeast edge of said road; thence S. 6 degrees, 45 minutes E. 32 feet to a gun barrel near the Southeast edge of the Pelham Road; thence S. 38 degrees 00 minutes W. 429 feet to an iron pin in the Pelham Road, the beginning corner. Being bounded on the Northwest by Pelham Road, on the South and Southwest by property now or formerly of F. L. Smith and property now or formerly of Painter, Hawkins and Stokes and the Southeast by property of J. O. Gresham and on the North by including all improvements and together with all rights, easements, and appurtenances thereunto belonging, and together with all water rights and water stock appertaining thereto, described as follows:

Tracts No. 1 and 2 on the plat above mentioned, the remaining portion of Tract No. 5 and a county road.

The title to said land is to be conveyed free and clear except for the following reservations, exceptions, and leases, and no others:

(Here insert a full statement of all reservations, exceptions, and leases, including, in the case of leases, the date of the termination of the lease)